

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		LEXINGTON RD, LINCOLN

OWNERSHIP

Owner 1:	GEORGIU PETER
Owner 2:	
Owner 3:	
Street 1:	2285 MASSACHUSETTS AVE
Street 2:	SUITE 202
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	GREENHILL LINCOLN -
Owner 2:	GREENHILL KELLY -
Street 1:	126 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2215

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41817		SQUARE FE	PRIME SITE		0	6.14	1.639	R2									420,867						420,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	264,700	300	0.960	420,900	685,900
Total Card 264,700 300 0.960 420,900 685,900					
Total Parcel 264,700 300 0.960 420,900 685,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 353.92		/Parcel: 353.92	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	264,700	300	.96	420,900	685,900	685,900	Year End Roll	9/28/2017
2017	101	FV	262,500	300	.96	408,500	671,300	671,300	Year End Roll	9/29/2016
2016	101	FV	254,300	300	.96	408,500	663,100	663,100	Year End Roll	1/14/2016
2015	101	FV	252,100	300	.96	346,200	598,600	598,600	Year End	10/2/2014
2014	101	FV	243,300	300	.96	310,500	554,100	554,100	Year End Roll	1/23/2014
2013	101	FV	238,900	300	.96	301,600	540,800	540,800	Year End Roll	10/25/2012
2012	101	FV	238,900	300	.96	301,600	540,800	540,800	Year End	1/26/2012
2011	101	FV	245,500	300	.96	306,500	552,300	552,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREENHILL LINCO	53925-414		11/30/2009		585000	No	No			
KUHN FRANK R/SA	23579-230		8/25/1993		248250	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2018	7099	WINDOWS	3,374	C				Replace 1 window -
1/21/1999	1613	ADDITION	70,000	C	5/11/1999			family room & gara
9/8/1995	806-95	MANUAL	7,000	C	6/19/1996			DECK

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS/EXT INS	622	K Cuoco
11/4/2008	MEAS+INSPCTD	100	B MORGAN
8/12/2002	MEAS+INSPCTD	600	PA
5/31/2000	MEAS/EXT INS	610	M FLYNN
5/11/1999	M&L COMPLETE	602	D TUCKER
2/20/1996	MEAS/EXT INS	606	J SMITH
7/28/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.95999	Total SF/SM: 41817.16	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 2	Total: 420,867	Spl Credit	Total: 420,900
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EXTERIOR INFORMATION

Table with exterior details: Type: 21 - SPLIT LEVEL, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 2 - CONC BLOCK, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: %

BATH FEATURES

Table with bathroom features: Full Bath: 3, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

COMMENTS

NEW 3 BED SEPTIC 1998; NEW BOILER 1990.

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating: %

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1950, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj: %

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: %

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Line 1, # Units: 1, Level: FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other: , Upper: , Lvl 2: , Lvl 1: , Lower: , Totals: RMs: 7, BRs: 3, Baths: 3, HB: %

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 23.0%, Functional: %, Economic: %, Special: %, Override: %, Total: 23.8%

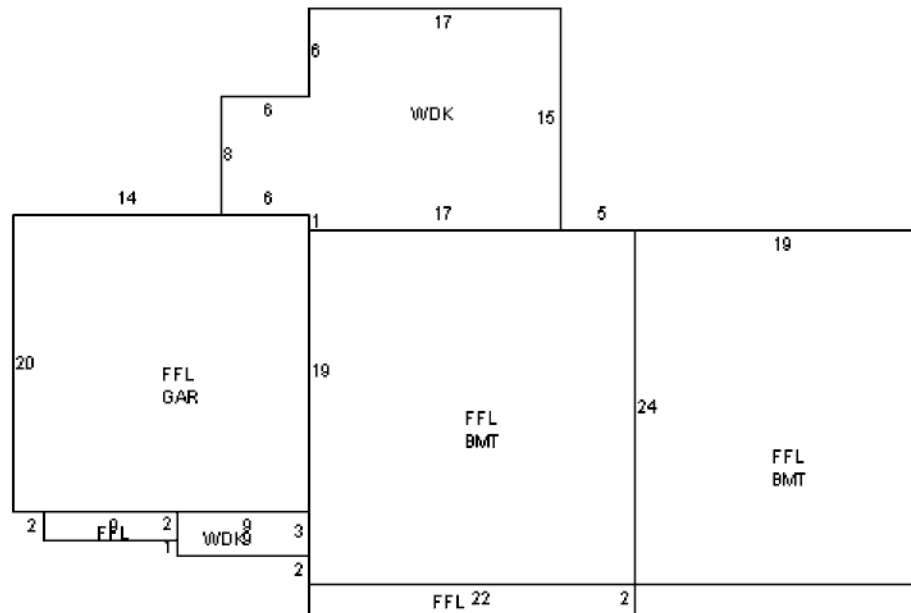
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: %

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 7, 3, Totals: 1, 7, 3

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wal: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 75.00, Size Adj.: 1.16493773, Const Adj.: 1.00979996, Adj \$ / SQ: 88.227, Other Features: 72928, Grade Factor: 1.37, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 347414, Depreciation: 82685, Depreciated Total: 264730

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 691319.8380, Juris. Factor, Val/Su Fin: 136.58, Special Features: 0, Val/Su Net: 83.77, Final Total: 264700, Val/Su SzAd: 183.06

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 3,160, Total: 180,660, Size Ad: 1446, Gross Area: 3160, FinArea: 1938

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT, 100, RRM, 50, A, 0

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value, 2, SHED/FR, D, Y, 1, 8x8, A, AV, 1969, 15.00, T, 70, 101, 300, 300

PARCEL ID

132 2 0

IMAGE



AssessPro Patriot Properties, Inc